

APPROXIMATE LOCATION
OF HUEBNER RD. EXTENTION

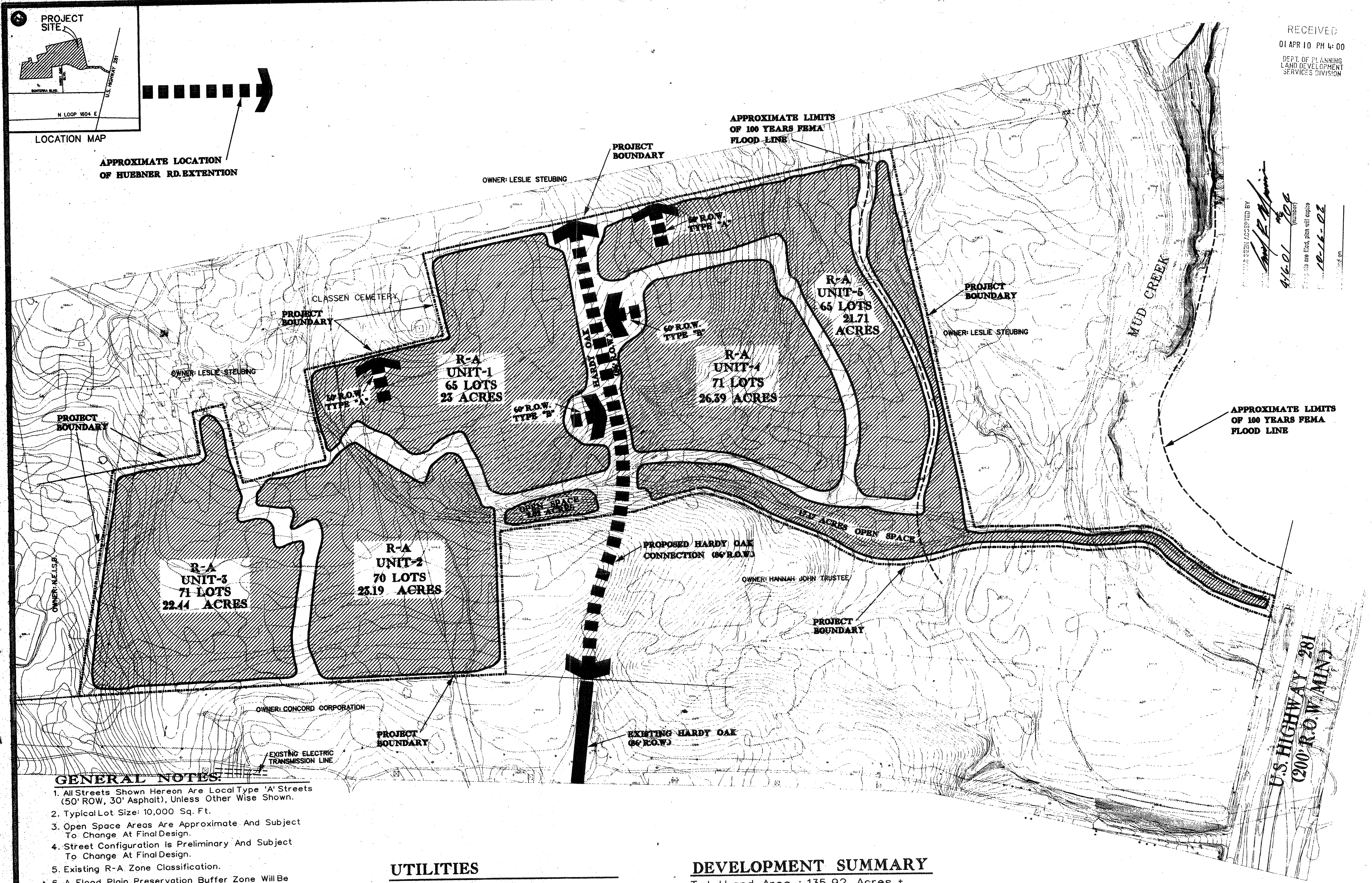
RECEIVED
01 APR 10 PM 4:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAY 19 AM 7:45

LOS CAMINOS

PRELIMINARY OVERALL DEVELOPMENT PLAN

THIS PLAN HAS BEEN ACCEPTED BY
[Signature]
4/16/01
4/16/01
10-16-01



GENERAL NOTES:

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 10,000 Sq. Ft.
3. Open Space Areas Are Approximate And Subject To Change At Final Design.
4. Street Configuration Is Preliminary And Subject To Change At Final Design.
5. Existing R-A Zone Classification.
6. A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.
7. Property Is Located Within Edwards Recharge Zone Category 2. Proposed Impervious cover of 28%.
8. Land Use For This P.O.A.D.P. Is Single Family (Detached) Unless Otherwise Shown.
9. All Access Points For This Tract Will Be From Hardy Oaks.
10. A One Foot Non Access Easement Will Be Placed On Lots Adjacent To Hardy Oak Dr.

UTILITIES

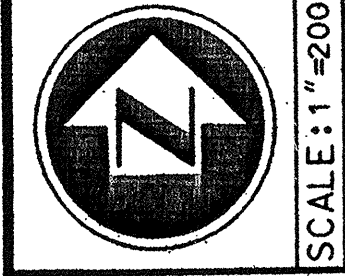
Water : San Antonio Water System
Sewer : San Antonio Water System
Telephone : S.W. Bell Telephone
Electric : City Public Service

DEVELOPMENT SUMMARY

Total Land Area : 135.92 Acres ±
Total Number of Lots : 342 ±
Density : 2.52 Units Per Acre

LOCATION

Located Inside City Limits
Inside Edwards Aquifer



LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410, Suite 200
San Antonio, TX 78201
(214) 680-9700



VRP#04-05-119

Book: 20020244506
Page: 353
Date: 02/26/01
Filing: 02/26/01
GARY R. KICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGEMENT
COURTHOUSE SEC 1

010163

SUBDIVISION PLAT ESTABLISHING

CLASSEN CREST SUBDIVISION, UNIT 1

BEING 35.814 ACRES OF LAND SITUATED IN NEW CITY BLOCK NO. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; LOCATED WITHIN THE A. HOUSTON SURVEY NO. 94, ABSTRACT NO. 356, COUNTY BLOCK NO. 4938, THE SEINEGAS IRRIGATION AND AGRICULTURAL SURVEY NO. 117, ABSTRACT NO. 725, COUNTY BLOCK NO. 4948, THE J. POITEVENT SURVEY NO. 61, ABSTRACT NO. 603, COUNTY BLOCK NO. 4943, AND THE S. JETT SURVEY NO. 92 1/2, ABSTRACT NO. 855, COUNTY BLOCK NO. 4949, CONTAINING A PORTION OF THAT CERTAIN 3.873.63 ACRE TRACT DESCRIBED IN INSTRUMENT TO HELEN STEUBING, ET VIR, RECORDED IN VOLUME 1499, PAGE 265 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING A PORTION OF THAT CERTAIN 75.14 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN HANNAH RECORDED IN VOL. 5530, PAGE 1253, OF THE BEXAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance except for those variances that may have been granted by the Planning Commission of the City.

Jack Steven Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 25TH day of
MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Michael D. Moore
MICHAEL D. MOORE, VICE-PRESIDENT
KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared *Michael D. Moore*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2001.

Odilia A. Aguilar
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 13 day of June A.D., 2001

Robert J. Wanders
CHAIRMAN

Sam R. Wainwright
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25TH day of
MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

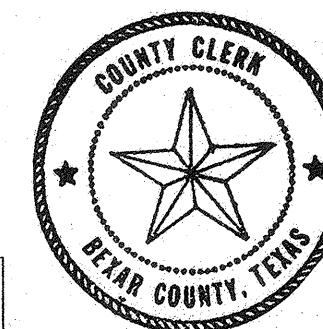
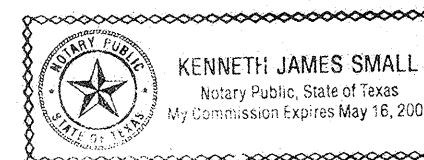
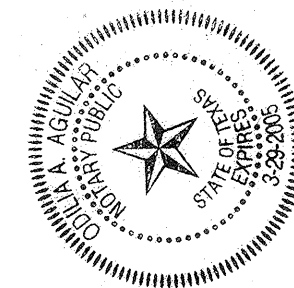
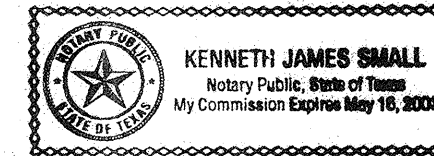
I, *Garry Kickhoff*, County Clerk of said county, do hereby certify that this plat was for record in my office on the 26th day of January A.D., 2001 at 10:41 AM and duly recorded the 26th day of January A.D., 2001 at 3:04 PM in the Records of said county, in book volume 9553, on page 43.

In testimony whereof, witness my hand and official seal of office, this 13th day of January A.D., 2001.

Daniel Velazquez
DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

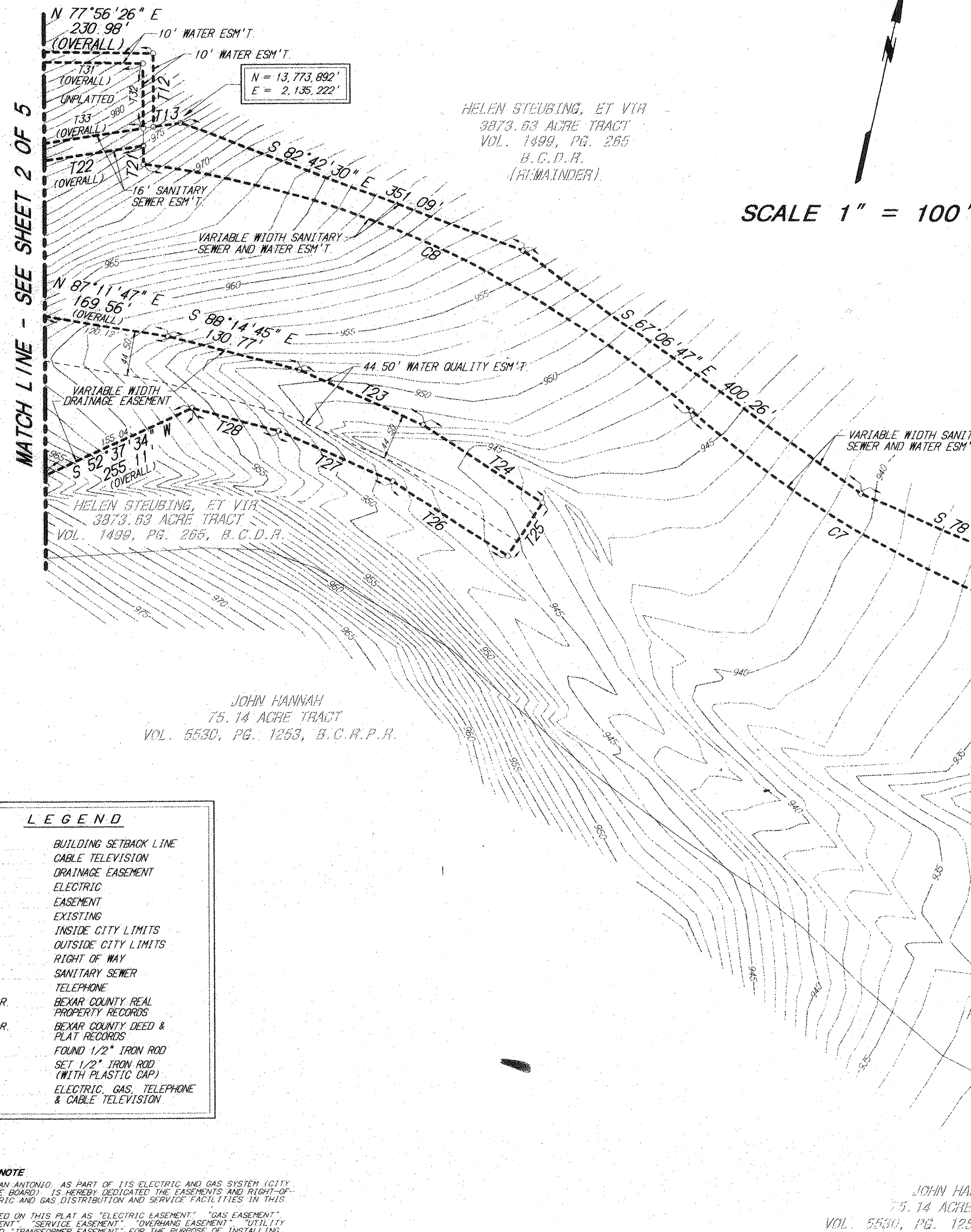
SHEET 4 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511



BROWN ENGINEERING CO.

JOB NO. 001-226-19 DATE: 02/26/01



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTE

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES ON THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" "GAS EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERHANG EASEMENT" "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES,

CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADUOUS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS THEREFORE AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT(5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE-FOOT(5')-WIDE ELECTRIC, GAS, TELEPHONE AND CABLE "F.V." EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE "F.V." FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT(5')-WIDE EASEMENTS.

S.A.W.S. NOTE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE DATA

C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
7	020°27'27"	1025.00'	184.96'	365.98'	N 71°39'26" W	364.04'
8	034°29'16"	975.00'	302.63'	586.88'	N 78°40'20" W	579.06'

LINE DATA

L. NO.	DIRECTION	DISTANCE
12	S 13°03'41" E	70.40'
13	N 68°41'43" E	26.21'
21	N 1°04'22" W	17.34'
22	S 68°41'43" W	136.46'
23	S 79°05'01" E	130.10'
24	S 69°55'12" E	136.94'
25	S 20°04'43" W	61.50'
26	N 69°55'12" W	132.01'
27	N 79°05'01" W	120.24'
28	N 68°14'45" W	65.85'
31	N 71°36'26" E	210.98'
32	S 13°03'40" E	62.02'
33	S 68°41'43" W	136.34'

NOTE: ALL FILL SHALL BE IN ACCORDANCE TO THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

SEE SHEET 1 OF 5 FOR
GENERAL, E.R.Z.D. AND DRAINAGE NOTES

OWNER: KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TELEPHONE (210) 349-1111

THIS PLAT INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES.

VRP#04-05-119

CLASSEN CREST SUBDIVISION, UNIT 1

BEING 35.814 ACRES OF LAND SITUATED IN NEW CITY BLOCK NO. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, LOCATED WITHIN THE A. HOUSTON SURVEY NO. 94, ABSTRACT NO. 356, COUNTY BLOCK NO. 4938, THE SEINEGAS IRRIGATION AND AGRICULTURAL SURVEY NO. 117, ABSTRACT NO. 725, COUNTY BLOCK NO. 4948, THE J. POITEVENT SURVEY NO. 61, ABSTRACT NO. 603, COUNTY BLOCK NO. 4943, AND THE S. JETT SURVEY NO. 92 1/2, ABSTRACT NO. 855, COUNTY BLOCK NO. 4949, CONTAINING A PORTION OF THAT CERTAIN 3,873.63 ACRE TRACT DESCRIBED IN INSTRUMENT TO HELEN STEUBING, ET VIR., RECORDED IN VOLUME 1499, PAGE 265 OF THE BEXAR COUNTY DEED RECORDS, AND CONTAINING A PORTION OF THAT CERTAIN 75.14 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN HANNAH RECORDED IN VOL. 5530, PAGE 1253, OF THE BEXAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout, and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City

Jack Steven Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 25TH day of MAY, A.D., 2001.



Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Michael D. Moore
MICHAEL D. MOORE, VICE-PRESIDENT
KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL D. MOORE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25TH day of May, A.D., 2001.
Patricia A. Aguilar
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this 13 day of June, A.D., 2001.

BY: *Robert J. Wandinger*
CHAIRMAN
BY: *Sam R. W. Smith*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25TH day of MAY, A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, *Garry Rickhoff*, County Clerk of said county, do hereby certify that this plat was filed for record in my office on 10-11-01 day of January, A.D., 2001, and duly recorded on the 15TH day of January, A.D., 2001, in the book volume 465 on page 47 of said county.

In testimony whereof, witness my hand and official seal of office, this 13TH day of January, A.D., 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Samuel Wells* DEPUTY

SHEET 3 OF 5

BROWN ENGINEERING CO.

JOB NO.: 001-226-19 DATE: 02/26/01

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

C.P.S.B. NOTE

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES,

CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS THEREFORE AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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ROOF OVERHANGS ARE ALLOWED WITHIN FIVE-FOOT(5')-WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

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SCALE 1" = 100'

LESLIE W. STEUBING
1200 ACRE TRACT
VOL. 3513, PG. 145
B.C.D.P.

30' INTERCEPTOR DRAIN ESM'T.
VOL. 8866, PG. 1373,
B.C.R.P.R.

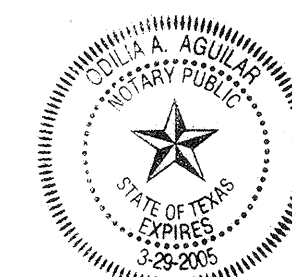
LESLIE W. STEUBING
1200 ACRE TRACT
VOL. 3513, PG. 145
B.C.D.P.

30' INTERCEPTOR DRAIN ESM'T.
VOL. 8866, PG. 1373,
B.C.R.P.R.

N = 13,774.775'
E = 2,134.753'

SEE DETAIL "A"

HELEN STEUBING, ET VIR.,
3813.63 ACRE TRACT
VOL. 1499, PG. 265
B.C.D.P.
(REMAINING)



NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this 13 day of June, A.D., 2001.

BY: *Robert J. Wandinger*
CHAIRMAN
BY: *Sam R. W. Smith*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25TH day of MAY, A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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In testimony whereof, witness my hand and official seal of office, this 13TH day of January, A.D., 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Samuel Wells* DEPUTY

SHEET 3 OF 5

BROWN ENGINEERING CO.

JOB NO.: 001-226-19 DATE: 02/26/01

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

THIS PLAT INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES

VRP# 04-05-119

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG.	CHORD END
22	046°16'26"	325.00'	138.97'	262.48'	N 36°12'25" W	255.40'
23	090°00'00"	5.00'	5.00'	7.85'	N 58°04'12" W	7.07'
24	090°00'00"	5.00'	5.00'	7.85'	N 31°55'48" E	7.07'
25	090°00'00"	5.00'	5.00'	7.85'	S 58°04'12" E	7.07'
26	090°00'00"	5.00'	5.00'	7.85'	N 31°55'48" E	7.07'
27	035°39'33"	30.00'	9.65'	18.67'	N 30°53'58" W	19.37'
28	161°19'05"	50.00'	303.97'	140.78'	S 58°14'26" E	98.67'
29	035°39'33"	30.00'	9.65'	18.67'	S 58°04'12" E	18.37'
30	035°39'33"	30.00'	9.65'	18.67'	N 59°06'02" E	18.37'
31	161°19'05"	50.00'	303.97'	140.78'	S 58°04'12" E	98.67'
32	035°39'33"	30.00'	9.65'	18.67'	S 04°45'34" W	18.37'
37	090°00'00"	25.00'	25.00'	39.27'	N 31°55'48" E	35.36'
38	090°00'00"	25.00'	25.00'	39.27'	S 58°04'12" E	35.36'
45	090°00'00"	5.00'	5.00'	7.85'	N 31°55'48" E	7.07'
46	090°00'00"	5.00'	5.00'	7.85'	S 58°04'12" E	7.07'

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
1"	FOUND 1/2" IRON ROD
5"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

LINE DATA		
I NO.	DIRECTION	DISTANCE
7	N 13°04'12" W	46.00'
7A	S 36°00'31" E	54.00'

DETAIL "A"

NOT TO SCALE

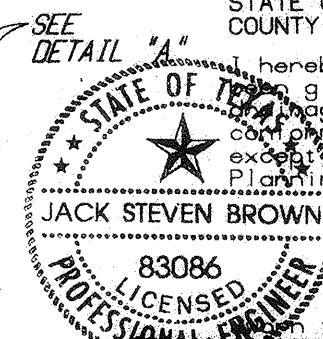
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SEE SHEET 1 OF 5 FOR
GENERAL, E.R.Z.D. AND DRAINAGE NOTES

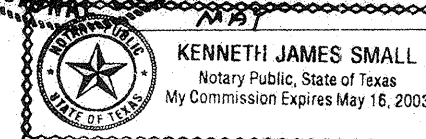
OWNER: KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TELEPHONE (210) 349-1111

CLASSEN CREST SUBDIVISION, UNIT 1

BEING 35.814 ACRES OF LAND SITUATED IN NEW CITY BLOCK NO. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, LOCATED WITHIN THE A. HOUTSON SURVEY NO. 94, ABSTRACT NO. 366, COUNTY BLOCK NO. 4938, THE SEINEGAS IRRIGATION AND AGRICULTURAL SURVEY NO. 117, ABSTRACT NO. 726, COUNTY BLOCK NO. 4948, THE J. POTTEVEY SURVEY NO. 61, ABSTRACT NO. 603, COUNTY BLOCK NO. 4943, AND THE S. JETT SURVEY NO. 32 1/2, ABSTRACT NO. 855, COUNTY BLOCK NO. 4949, CONTAINING A PORTION OF THAT CERTAIN 3.973 63 ACRE TRACT DESCRIBED IN INSTRUMENT TO HELEN STEUBING, ET VIR, RECORDED IN VOLUME 1499, PAGE 265 OF THE BEXAR COUNTY DEED RECORDS, AND CONTAINING A PORTION OF THAT CERTAIN 75.14 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN HANNAH RECORDED IN VOL. 5530, PAGE 1253, OF THE BEXAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

Jack Steven Brown
REGISTERED PROFESSIONAL ENGINEER



Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Michael D. Moore

MICHAEL D. MOORE, VICE-PRESIDENT
KB HOME LONE STAR, L.T.D.
BY: KBSA, INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL D. MOORE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 25th day of May, A.D., 2001.

Notary Public
BEXAR COUNTY, TEXAS

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 13 day of June, A.D., 2001.

By: Robert J. Wanders
CHAIRMAN

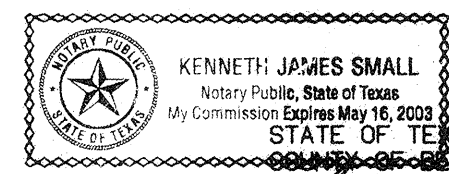
By: [Signature]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

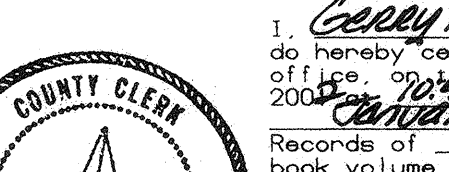
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25th day of MAY, A.D., 2001.



Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the 10th day of January, A.D., 2002, and duly recorded the 18th day of January, A.D., 2002, at 5:54 PM, in the Records of said county, in book volume 9663, on page 44.

In testimony whereof, witness my hand and official seal of office, this 18th day of January, A.D., 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: [Signature] DEPUTY

OWN: KJS APP: JSB

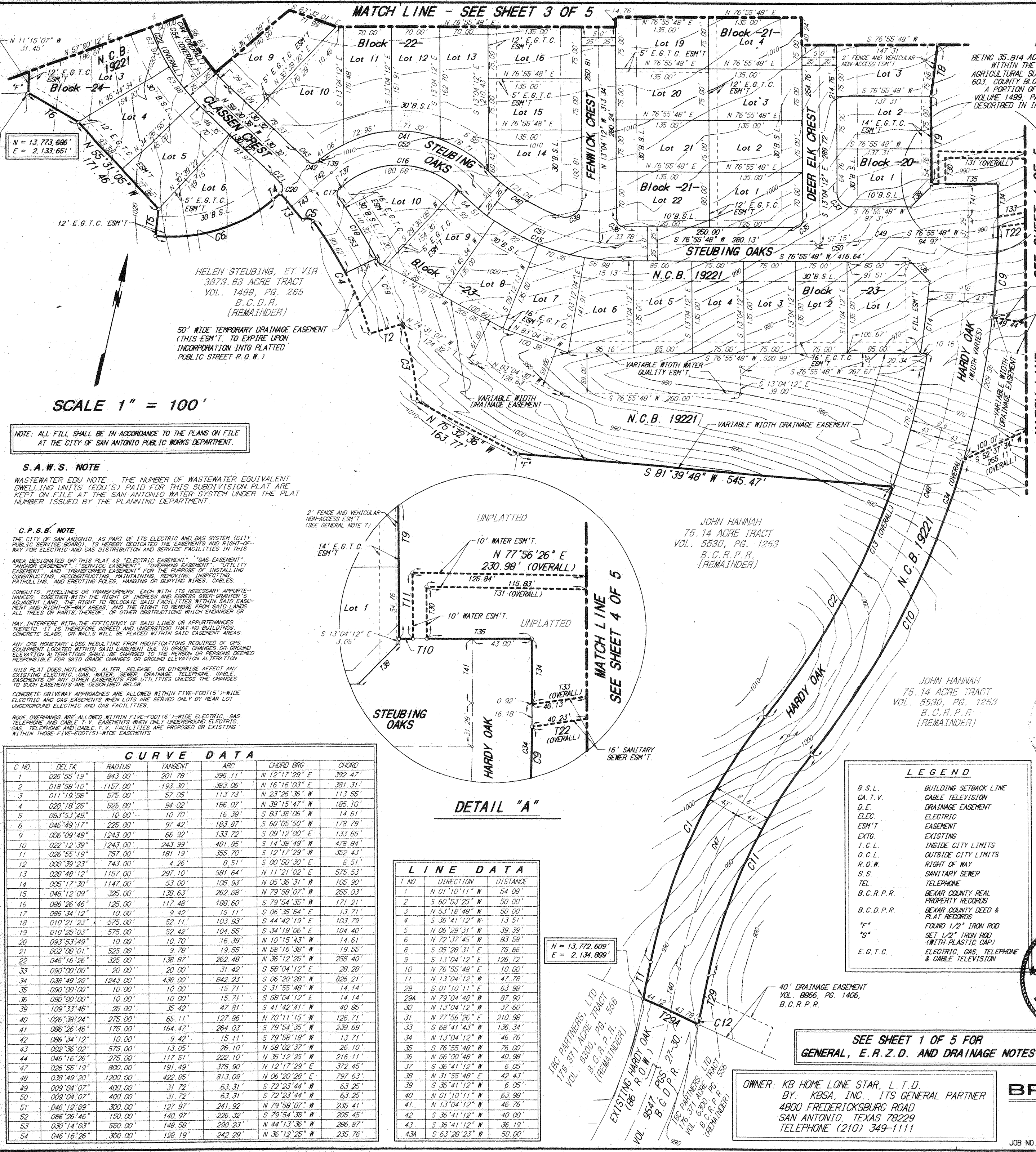
SHEET 2 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78292
PHONE (210) 494-5511

JOB NO.: 001-226-19 DATE: 02/26/01

THIS PLAT INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES

VRP# 04-05-119



N = 13,773.686'
E = 2,133.651'

SCALE 1" = 100'

NOTE: ALL FILL SHALL BE IN ACCORDANCE TO THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

S.A.W.S. NOTE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

C.P.S.B. NOTE

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF JANDRESS AND EXPRESS OR IMPLICIT ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS THEREFORE AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT(S)-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE-FOOT(S)-WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.

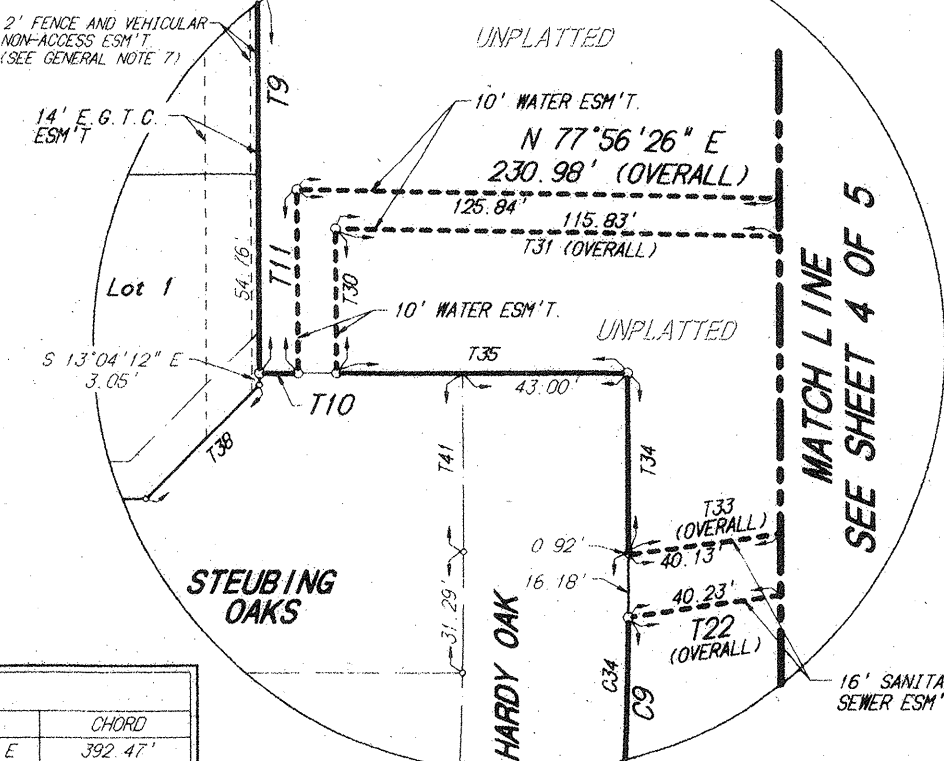
CURVE DATA

C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG	CHORD
1	026°55'19"	843.00'	201.78'	396.11'	N 12°17'29" E	392.47'
2	018°58'10"	1157.00'	193.30'	383.06'	N 16°16'03" E	381.31'
3	011°19'58"	575.00'	57.05'	113.73'	N 23°26'36" W	113.55'
4	020°18'25"	525.00'	94.02'	186.07'	N 39°15'47" W	185.10'
5	093°53'49"	10.00'	10.70'	16.39'	S 83°38'06" W	14.61'
6	046°49'17"	225.00'	97.42'	183.87'	S 60°05'50" W	178.79'
9	006°09'49"	1243.00'	66.92'	133.72'	S 09°12'00" E	133.65'
10	022°12'39"	1243.00'	243.99'	481.85'	S 14°39'49" W	478.84'
11	026°55'19"	757.00'	181.19'	355.70'	S 12°17'29" W	352.43'
12	000°39'23"	743.00'	4.26'	8.51'	S 00°50'30" E	8.51'
13	028°48'12"	1157.00'	297.10'	581.64'	N 11°21'02" E	575.53'
14	005°17'30"	1147.00'	53.00'	105.93'	N 05°36'31" W	105.90'
15	046°12'09"	325.00'	139.63'	262.08'	N 79°58'07" W	255.03'
16	086°26'46"	125.00'	117.48'	188.60'	S 79°54'35" W	171.21'
17	086°34'12"	10.00'	9.42'	15.11'	S 06°35'54" E	13.71'
18	010°21'23"	575.00'	52.11'	103.93'	S 44°42'19" E	103.79'
19	010°25'03"	575.00'	52.42'	104.55'	S 34°19'06" E	104.40'
20	083°53'49"	10.00'	10.70'	16.39'	N 10°15'43" W	14.61'
21	002°08'01"	525.00'	9.78'	19.55'	N 58°16'36" W	19.55'
22	046°16'26"	325.00'	139.67'	262.48'	S 36°12'25" W	255.40'
33	090°00'00"	20.00'	20.00'	31.42'	S 58°04'12" E	28.28'
34	036°49'20"	1243.00'	438.00'	942.23'	S 06°20'29" W	826.21'
35	090°00'00"	10.00'	10.00'	15.71'	S 31°55'49" W	14.14'
36	090°00'00"	10.00'	10.00'	15.71'	S 58°04'12" E	14.14'
39	109°33'45"	25.00'	35.42'	47.81'	S 41°42'41" W	40.85'
40	026°38'24"	275.00'	65.11'	127.86'	N 70°11'15" W	126.71'
41	086°26'46"	175.00'	164.47'	264.03'	S 79°54'35" W	239.69'
42	086°34'12"	10.00'	9.42'	15.11'	S 79°58'18" W	13.71'
43	002°36'02"	575.00'	13.05'	26.10'	N 58°02'37" W	26.10'
44	046°16'26"	275.00'	117.51'	222.10'	N 36°12'25" W	216.11'
47	026°55'19"	800.00'	191.49'	375.90'	N 12°17'29" E	372.45'
48	036°49'20"	1200.00'	422.85'	813.09'	N 06°20'29" E	797.63'
49	009°04'07"	400.00'	31.72'	63.31'	S 72°23'44" W	63.25'
50	009°04'07"	400.00'	31.72'	63.31'	S 72°23'44" W	63.25'
51	046°12'09"	300.00'	127.97'	241.92'	N 79°58'07" W	235.41'
52	086°26'46"	150.00'	140.97'	226.32'	S 79°54'35" W	205.45'
53	030°14'03"	550.00'	148.58'	290.23'	N 44°13'36" W	286.87'
54	046°16'26"	300.00'	128.19'	242.29'	N 36°12'25" W	235.76'

LINE DATA

T. NO.	DIRECTION	DISTANCE
1	N 01°10'11" W	54.08'
2	S 60°53'25" W	50.00'
3	N 53°18'49" W	50.00'
4	S 36°41'12" W	13.51'
5	N 06°29'31" W	39.39'
6	N 72°37'45" W	83.58'
8	S 05°28'31" E	75.66'
9	S 13°04'12" E	126.72'
10	N 76°55'48" E	10.00'
11	N 13°04'12" W	47.78'
29	S 01°10'11" E	63.98'
29A	N 79°04'48" W	87.90'
30	N 13°04'12" W	37.60'
31	N 77°56'26" E	210.98'
33	S 68°41'43" W	136.34'
34	N 13°04'12" W	46.76'
35	S 76°55'48" W	76.00'
36	N 56°00'48" W	40.98'
37	S 36°41'12" W	6.05'
38	N 31°55'48" E	42.43'
39	S 36°41'12" W	6.05'
40	N 01°10'11" W	63.98'
41	N 13°04'12" W	46.76'
42	S 36°41'12" W	40.00'
43	S 36°41'12" W	36.19'
43A	S 63°28'23" W	50.00'

DETAIL "A"

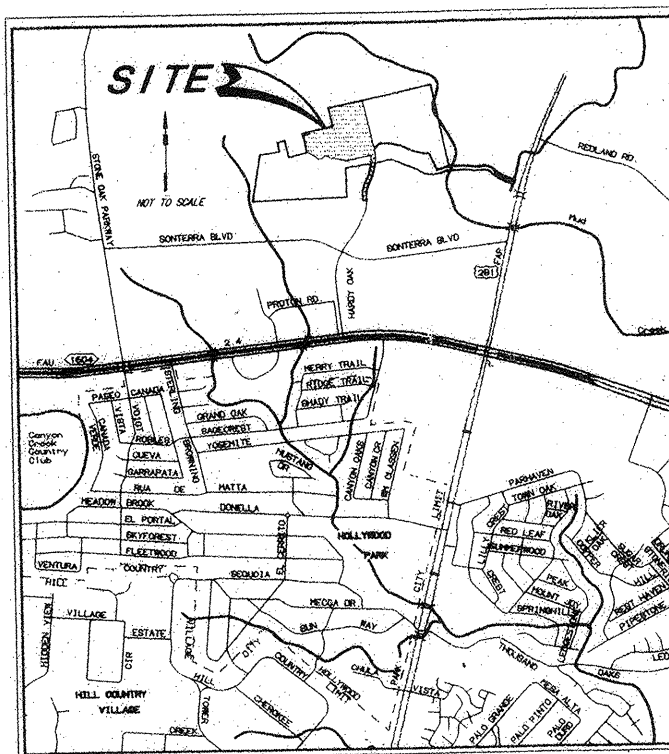


LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC EASEMENT
ESMT	EXISTING
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"	FOUND 1/2" IRON ROD SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 5 FOR
GENERAL, E.R.Z.D. AND DRAINAGE NOTES

OWNER: KB HOME LONE STAR, L.T.D.
BY: KBSA, INC., ITS GENERAL PARTNER
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TELEPHONE (210) 349-1111



LOCATION MAP

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE SYSTEMS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER CONSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Jack Steven Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 25TH day of MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Michael D. Moore
MICHAEL D. MOORE, VICE-PRESIDENT
KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL D. MOORE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25th day of May A.D., 2001.

Julia Aguilar
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SCALE 1" = 300'

EXISTING 30" INTERCEPTOR DRAIN ESM'T
VOL. 8866, PG. 1373
B.C.R.P.R.

WILTON A. STEUBING, ET UX.
4,000 ACRE TRACT
VOL. 8088, PG. 1113
B.C.R.P.R.

EXISTING 30" INTERCEPTOR DRAIN ESM'T
VOL. 8866, PG. 1373
B.C.R.P.R.

EXISTING 30" INTERCEPTOR DRAIN ESM'T
VOL. 8866, PG. 1373
B.C.R.P.R.

LESLIE W. STEUBING
1200 ACRE TRACT
VOL. 3513, PG. 145
B.C.D.R.

HELEN STEUBING, ET VIR
3873.63 ACRE TRACT
VOL. 1499, PG. 265
B.C.D.R.
(REMAINDER)

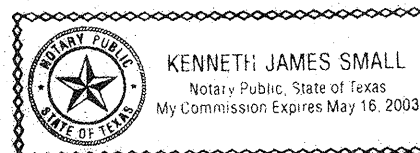
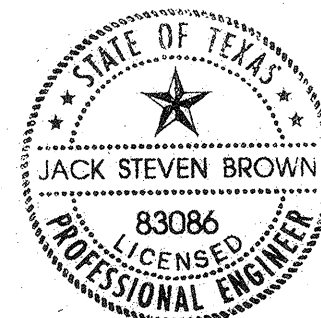
HELEN STEUBING, ET VIR
3873.63 ACRE TRACT
VOL. 1499, PG. 265
B.C.D.R.
(REMAINDER)

JOHN HANNAH
75.14 ACRE TRACT
VOL. 5530, PG. 1253
B.C.R.P.R.
REMAINDER

JOHN HANNAH
75.14 ACRE TRACT
VOL. 5530, PG. 1253
B.C.R.P.R.
REMAINDER

IBC PARTNERS, LTD.
175.371 ACRE TRACT
VOL. 8300, PG. 556
B.C.R.P.R.

SANTERRA BLVD. UNIT 2 SUBDIVISION
VOL. 5647, PGS. 27-30
B.C.D.P.R.



INDEX MAP

OWNER: KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
PHONE (210) 349-1111

SUBDIVISION PLAT ESTABLISHING

CLASSEN CREST SUBDIVISION, UNIT 1

BEING 35.814 ACRES OF LAND SITUATED IN NEW CITY BLOCK NO. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, LOCATED WITHIN THE A. HOUSTON SURVEY NO. 94, ABSTRACT NO. 356, COUNTY BLOCK NO. 4938, THE SETNEGAS IRRIGATION AND AGRICULTURAL SURVEY NO. 117, ABSTRACT NO. 725, COUNTY BLOCK NO. 4948, THE J. POITEVENT SURVEY NO. 61, ABSTRACT NO. 603, COUNTY BLOCK NO. 4943, AND THE S. JETT SURVEY NO. 92 1/2, ABSTRACT NO. 655, COUNTY BLOCK NO. 4949, CONTAINING A PORTION OF THAT CERTAIN 3,873.63 ACRE TRACT DESCRIBED IN INSTRUMENT TO HELEN STEUBING, ET VIR, RECORDED IN VOLUME 1499, PAGE 265 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING A PORTION OF THAT CERTAIN 75.14 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN HANNAH RECORDED IN VOL. 5530, PAGE 1253, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 13 day of June A.D., 2001.

BY: *Robert J. Wanda*
CHAIRMAN

BY: *James R. Wanda*
SECRETARY

E.R.Z.D. NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6, OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 1213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

S.A.W.S. NOTE:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 4802900276E, 4802900277E AND 4802900140E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER, AND DRAINAGE EASEMENTS.
- NO FENCE MAY BE CONSTRUCTED WITHIN THE "FENCE AND VEHICULAR NON-ACCESS ESM'T".

RECHARGE ZONE NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 1213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTD.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
1"	SET 1/2" IRON ROD
5"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25TH day of MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

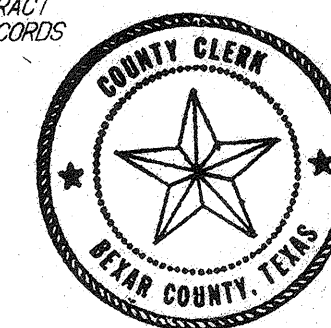
STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerry Rickhoff*, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the 25th day of January A.D., 2001, at 10:41 A.M., and duly recorded the 25th day of January A.D., 2001, at 2:51 P.M. in the Records of 255 of said county, in book volume 9653, on page 45.

In testimony whereof, witness my hand and official seal of office, this 25th day of January A.D., 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Donna J. Small*
DEPUTY



BROWN ENGINEERING CO.

SHEET 1 OF 5

ENGINEERING CONSULTANT
1000 CENTRAL PARKWAY N., S-1C
SAN ANTONIO, TEXAS 78223
PHONE (210) 494-551

JOB NO.: 001-226-19
DATE: 02/26/01
CITY OF SAN ANTONIO
DEPT. OF PLANNING

THIS PLAT INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES

VRP#04-05-119

SUBDIVISION PLAT ESTABLISHING
CLASSEN CREST SUBDIVISION, UNIT 1

BEING 35.814 ACRES OF LAND SITUATED IN NEW CITY BLOCK NO. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; LOCATED WITHIN THE A. HOUSTON SURVEY NO. 94, ABSTRACT NO. 356, COUNTY BLOCK NO. 4938, THE SEINEGAS IRRIGATION AND AGRICULTURAL SURVEY NO. 117, ABSTRACT NO. 725, COUNTY BLOCK NO. 4948, THE J. ROITTEVEY SURVEY NO. 61, ABSTRACT NO. 603, COUNTY BLOCK NO. 4943, AND THE S. JETT SURVEY NO. 92 1/2, ABSTRACT NO. 855, COUNTY BLOCK NO. 4949, CONTAINING A PORTION OF THAT CERTAIN 3.873 63 ACRE TRACT DESCRIBED IN INSTRUMENT TO HELEN STEUBING, ET VIR, RECORDED IN VOLUME 1499, PAGE 265 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING A PORTION OF THAT CERTAIN 75.14 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOHN HANNAH RECORDED IN VOL. 5530, PAGE 1253, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



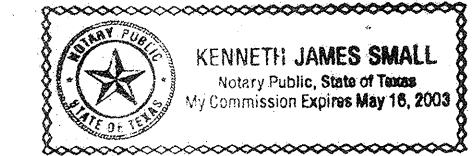
STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout, and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Jack Steven Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 25th day of MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Michael D. Moore
MICHAEL D. MOORE, VICE-PRESIDENT
KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL D. MOORE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25th day of May A.D., 2001.

Debra A. Aguilar
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CLASSEN CREST SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this 13 day of June A.D., 2001.

BY: *Robert G. Wanders*
CHAIRMAN

BY: *David R. McInnis*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael A. Romans 5-25-2001
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 25th day of MAY A.D., 2001.

Kenneth J. Small
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GERY RICKHOFF County Clerk of said county, do hereby certify that this plat was filed for record in my office, on May 18th day of 2001 at 10:00 A.M. and duly recorded in the Book 9663 of said county, in page 44.

In testimony whereof, witness my hand and official seal of office, this 13th day of January A.D., 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Daniel D. Wiley* DEPUTY

DWN: KJS APP: JSB

SHEET 5 OF 5

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511



BROWN ENGINEERING CO.

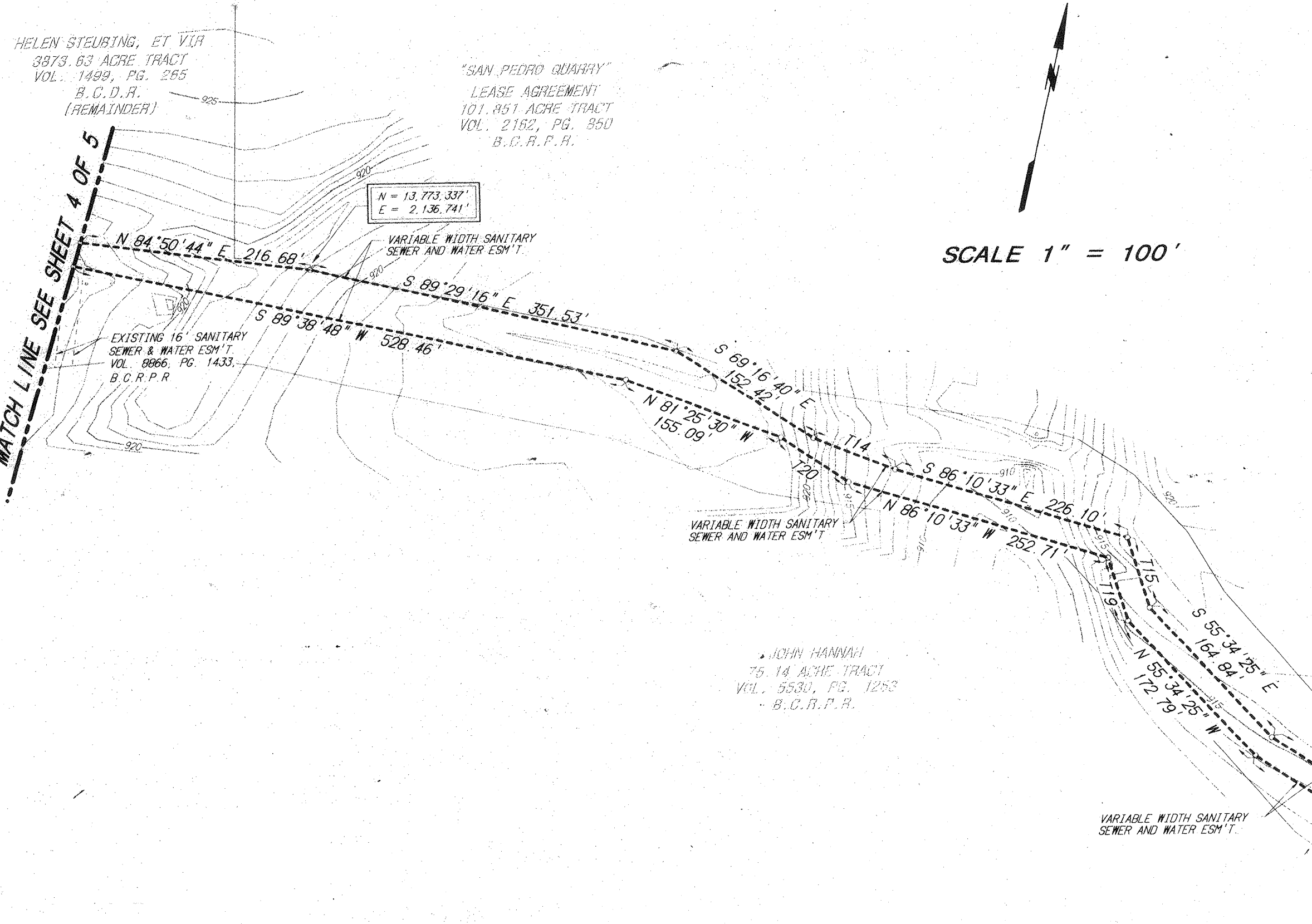
JOB NO: 001-226-19 DATE: 05/23/01

NOTE: ALL FILL SHALL BE IN ACCORDANCE TO THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

SEE SHEET 1 OF 5 FOR
GENERAL, E.R.Z.D. AND DRAINAGE NOTES

OWNER: KB HOME LONE STAR, L.T.D.
BY: KB SA, INC., ITS GENERAL PARTNER
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TELEPHONE (210) 349-1111

LINE DATA		
LINE NO.	DIRECTION	DISTANCE
14	S 81°30'30" E	81.73'
15	S 29°55'35" E	67.92'
16	N 13°51'43" E	33.62'
17	S 70°54'06" E	16.07'
18	S 13°51'43" W	57.33'
19	N 29°55'35" W	60.86'
20	N 69°16'40" W	74.88'



LEGEND	
B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTE

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS AND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS THEREFORE AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT(5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE-FOOT(5')-WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT(5')-WIDE EASEMENTS.

S.A.W.S. NOTE

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THIS PLAT INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES.

VRP#04-05-119



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-05-119
Assigned by city staff

Date: _____

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Pulte Homes of Texas, L.P.; Attn: Christopher Lindhorst

Phone: 496-2066 Fax: 404-2112

Address: 823 E. Nakoma Dr., Suite 101

City: San Antonio State: TX Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Alfonso Chua

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Classen Crest, Unit-3

(c) (k) Site location or address of Project and Legal description: _____

Southwest intersection of Hardy Oaks and Steubing Oaks at Iron Mountain Subdivision

A 23.56 acre tract of land out of a 135.70 acre tract as described in instrument recorded in Volume 8866, Pages 1373-1394, of the official Public Records of Real Property of Bexar County, Texas, and out of the J. Poitevent Survey No. 382, Abstract 603, New City Block 19221 of Bexar County, Texas.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAY 19 PM 7:15

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: LOS CAMINOS # 704

Date accepted: 4/16/01 Expiration Date: _____ MDP Size: 135.92 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Classen Crest, Unit-1 Plat # 010163 Acreage: 35.814 Approval

Date: 06/13/01 Plat recording Date: 01/18/02 Expiration Date: _____ Vol./Pg. 9553 pp. 45-49

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

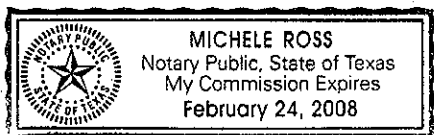
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: CHRISTOPHER LINDHORST Signature: Christopher Lindhorst Date: 5/12/04

Sworn to and subscribed before me by Christopher Lindhorst on this 21 day of May in the year 2004, to certify which witness my hand and seal of office.



Michele Ross
Notary Public, State of Texas

Council District 9 ETJ No Over Edward's Aquifer Recharge? (✓) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 1,026,273 S.F.

(e) Total area of impervious surface, in square feet 358,300 S.F.

(f) Number of residential dwellings units, by type; 70 single family, detached

(g) Type and amount of non-residential square footage; 264,409 S.F. Street ROW, Drainage & Utility Esm'ts

(h) Phases of the development, (If Applicable); Only one phase for this application

4. What is the date the applicant claims rights vested for this Project? 6/13/01

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None for this application yet

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
MAY 19 AM 7:44

Michael Herrera

From: NorbertHart@aol.com
Sent: Tuesday, June 15, 2004 11:53 AM
To: Michael Herrera
Cc: Norbert Hart
Subject: VRPs

DEV. SERVICES

2004 JUN 15 P 2:02

084 Denied as submitted. Request more information regarding when a project was commenced. No indication of a project.

113 Denied as submitted. Request more information regarding validity of PUD.

115 Denied as submitted. No project stated, i.e., "any C-3 and 100% impervious cover."

116 Denied as submitted. The Bexar County Appraisal District records indicate the project has been completed and that this is a new project/addition to a completed project.

117 Approve

118 Denied as submitted. Information regarding infrastructure installation is incomplete. SAWS is reviewing, however, applicant needs to provide complete data regarding water contract, installation, and compliance.

119 Denied as submitted. No indication of a project commencing. Could be approved effective June 13, 2001 if a project exists. *SHOULD BE APPROVED*

120 Approve effective January 13, 1986.

121 Disapprove. Application indicates property has been vacant since 1929.

122 Disapprove as submitted. Return for applicant to identify when project commenced. Application indicated no action since 1929.

123 Disapprove. Property has been in continuous use as a ranch with an agriculture tax exemption per Bexar County Appraisal District. Original infrastructure was to support ranch operations. No new project and/or date has been indicated in the application.

102 Resubmittal Disapprove. Return for more information. No indication of any project from 1971 to approximately 1999/2000. Applicant needs to submit information regarding when project started.

TRANSMITTAL



To: Mike Herrera
Planning Department
1901 South Alamo Street
San Antonio, TX 78204

Date: May 18, 2004

Re: Classen Crest Subdivision (VRP)

QUANTITY	DESCRIPTION
2	Copies of the vested rights permit
2	POADP No. 704
2	Classen Crest, Unit-1 Recorded Plat
2	Classen Crest, Unit-3 Plat
1	Check in the amount of \$160.00 (check #30566)

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

We are applying for vested rights permit. If you have any questions or need any additional information, please call. Thank-you.

From: Stephanie Sandoval Castillo
For Al Chua
cc: File

Project No.: 6001-03

S.S.C.

04 MAY 19 AM 7:44
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com